



**Alexandra Crescent, Uttoxeter. ST14 7LQ**



**welcome to**

## **Alexandra Crescent, Uttoxeter**

Bagshaws Residential welcome to the market this SPACIOUS traditional detached property conveniently situated for the market town of Uttoxeter in brief comprises: lounge, open plan kitchen diner, utility room, cloakroom, hobby area, four bedrooms, en suite & family bathroom. Converted garage. Gardens



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focusagent.com](http://www.focusagent.com)

Access to the property is gained via a driveway leading to:

**Entrance Door:**

Leading to:

**Hallway:**

Having stairs to the first floor accommodation; central heating radiator; doors off to:

**Lounge:**

14' 9" x 12' 8" ( 4.50m x 3.86m )

Having double glazed window to the front elevation; wall mounted feature electric fire; two central heating radiators.

**Open Plan Kitchen Diner:**

17' 2" max x 15' 6" max ( 5.23m max x 4.72m max )

A fitted kitchen comprising one and a half bowl stainless steel sink set in a base unit; further base, wall and drawer units; complementary Granite work surfaces; integrated oven; retractable cooker hood; complementary tiling; double glazed window to the rear elevation; French doors leading out to the garden; door leading to:

**Utility Room:**

10' 7" max x 8' max ( 3.23m max x 2.44m max )

Comprising sink set in a base unit; further base and wall units; complementary work surface; plumbing for washing machine; central heating boiler; door leading to the garden; door leading into:

**Cloakroom:**

Having low level wc; wash hand basin; double glaze window to the side elevation; central heating radiator.

**Hobby Area:**

11' 6" x 7' 11" ( 3.51m x 2.41m )

With two central heating radiators.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With loft access hatch; central heating radiator; storage cupboard; doors off to:

**Bedroom One:**

11' 1" into alcove x 9' 10" ( 3.38m into alcove x 3.00m )

With double glazed window to the front elevation; central heating radiator; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; central heating radiator.

**Bedroom Two:**

10' 8" x 7' 5" excluding wardrobe ( 3.25m x 2.26m

excluding wardrobe )

With double glazed window to the rear elevation; central heating radiator.

**Bedroom Three:**

13' 4" x 7' 8" ( 4.06m x 2.34m )

With double glazed window to the front elevation; central heating radiator.

**Bedroom Four:**

8' 9" max x 6' 1" ( 2.67m max x 1.85m )

Currently used as a dressing room. With double glazed window to the front elevation; central heating radiator; built in shelving.

**Family Bathroom:**

Having bath with wall mounted shower over; wash hand basin set in a vanity unit; low level wc; double glazed window to the rear elevation; complementary tiling.

**Part Converted Garage:**

Part converted incorporating hobby room although partition wall may be removed to convert back to original garage.

**Exterior:**

To the front of the property the block paved driveway provides off road parking with hedge boundary. The rear garden is well maintained having patio area with tree and shrub plantings and timber fence and wall boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band C.



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## **Alexandra Crescent, Uttoxeter**

- Spacious Traditional Detached
- Four Bedrooms. En Suite. Family Bathroom
- Lounge. Open Plan Kitchen Diner
- Utility Room. Guest Cloakroom
- Converted Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: D

# £360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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